

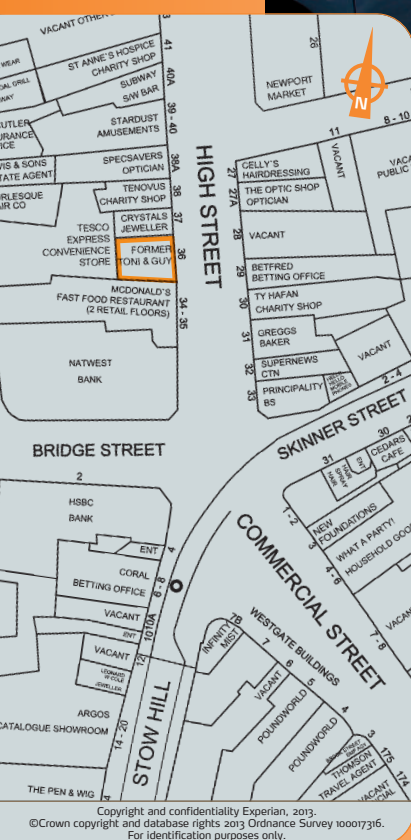
lot 58

## 36 High Street Newport, Gwent NP20 1GF

Vacant  
Possession

### Freehold Retail Opportunity

- Prominent pedestrianised location in the heart of the city centre
- Situated close to the major junction of High Street, Commercial Street, Skinner Street & Bridge Street
- Adjacent to McDonald's with other nearby occupiers including NatWest, Greggs, Specsavers & Subway
- Of interest to Owner Occupiers, Investors and Developers



### Location

Miles: 5 miles south-east of Cwmbran  
12 miles north-east of Cardiff  
Roads: A48, A449, A4042, M4  
Rail: Newport Railway Station  
Air: Cardiff International Airport

### Situation

The property is located in a prominent position on the west side of the pedestrianised High Street in the heart of the city centre. The property lies adjacent to McDonald's and benefits from other nearby occupiers including NatWest, Poundworld, Greggs, Specsavers and Subway.

### Description

The property, until recently occupied by Toni & Guy, comprises a ground floor retail unit with first and second floor ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	48.59 sq m	(523 sq ft)	<b>VACANT POSSESSION</b>
Mezzanine	Ancillary	37.44 sq m	(403 sq ft)	
Upper Ground	Ancillary	51.84 sq m	(558 sq ft)	
First	Ancillary	80.92 sq m	(871 sq ft)	
Second	Ancillary	77.02 sq m	(829 sq ft)	
<b>Total</b>		<b>295.81 sq m</b>	<b>(3,184 sq ft)</b>	

### For further details please contact:

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#### Will Moore

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[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Buyer's Legal Report Service

#### Dentons UKMEA LLP

Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

#### Swabey & Co

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